



## Burnt Ash Hill, SE12

### £335,000

\*\*\* In excess of\*\*\* This beautifully presented two double-bedroom flat offers the perfect blend of comfort, style, and convenience. Situated in the heart of Lee (SE12), the property features a spacious, light filled open-plan reception and dining area, ideal for relaxing evenings or entertaining guests. Large windows and a Juliet balcony flood the space with natural light, creating a bright and airy atmosphere throughout. Both bedrooms are generously sized, with built in storage providing excellent functionality. The master bedroom enjoys an abundance of natural light, offering beautiful views of surrounding greenery and the soothing sound of birdsong in the morning a rare touch of countryside tranquility in London's Zone 3. The second bedroom is a versatile space, ideal as a bedroom, guest room, home office, or creative studio.

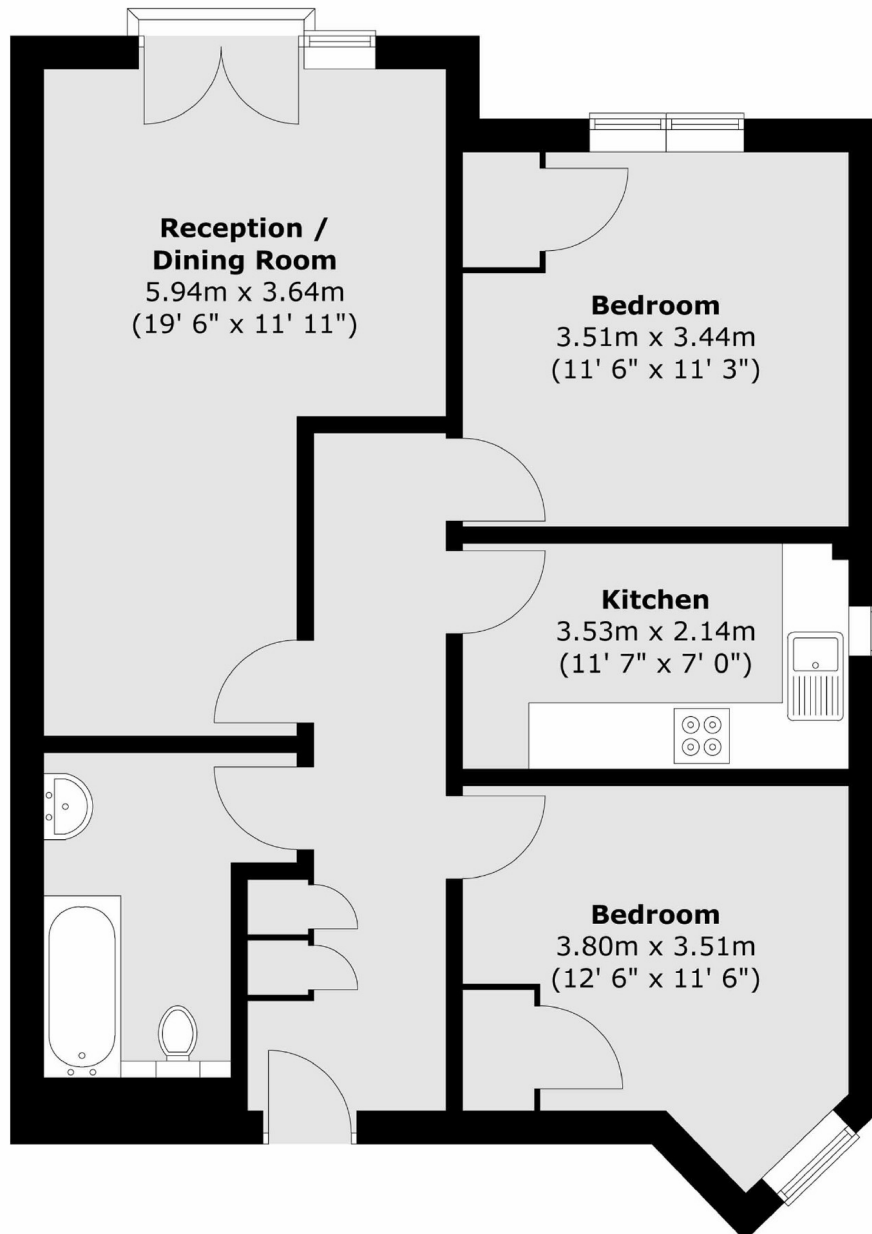
Blending comfort and convenience, this home is perfect for professionals, couples, or young families seeking modern living in a well-connected area.

Situated on the sought-after Burnt Ash Hill, just a short stroll from Lee Station and Blackheath Village; you'll enjoy effortless links to Central London, Canary Wharf, and Bromley, as well as quick access to the South Circular. Surrounded by local shops, cosy cafés, green parks, and all essential amenities, it offers the best of London living with a friendly, village-like charm.

### Features

- Two Double Bedrooms
- Ample Storage
- Excellent Transport Links
- Communal South West Facing Garden
- Parking Space
- Long Lease

Burnt Ash Hill,  
London, SE12



Total area (approx.) : 67.3 sq. m (724 sq. ft)  
Total balcony area (approx.) : 0.2 sq. m (2 sq. ft)